

**ORDINANCE NO. 20071213-085**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711-2715 SOUTH LAMAR BOULEVARD, 2803-2901 MANCHACA ROAD, AND 2806-3000 DEL CURTO ROAD FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE, TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT FOR TRACTS TWO AND THREE, AND FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT FOR TRACT FOUR.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2007-0083, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From general commercial services-conditional overlay (CS-CO) combining district to community commercial-conditional overlay (GR-CO) combining district.

A 6.400 acre tract of land, more or less, out of the Henry P. Hill League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From general commercial services-conditional overlay (CS-CO) combining district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 2.449 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From family residence (SF-3) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 1.486 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance; and

Tract Four: From family residence (SF-3) district to family residence-conditional overlay (SF-3-CO) combining district.

A 2.094 acre tract of land, more or less, out of the Isaac Decker League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance;

(Tracts One through Four known as the "Property"),

locally known as 2711-2715 South Lamar Boulevard, 2803-2901 Manchaca Road, and 2806-3000 Del Curto Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "E".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. Except as necessary for emergency access and during construction of the project on all Tracts, and maintenance of the water quality pond, utilities, trails, and retaining walls on or adjacent to Tract Three, vehicular access from Tracts One, Two, and Three to Del Curto is prohibited.

B. The following conditions apply to Tracts One, Two, Three, and Four.

A trail for pedestrian and bicycle use that facilitates connection to Del Curto Road, Manchaca Road, Lightsey Road, and South Lamar Boulevard is required.

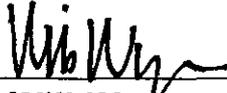
C. The following uses are prohibited uses of Tract One:

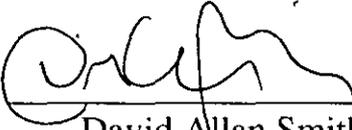
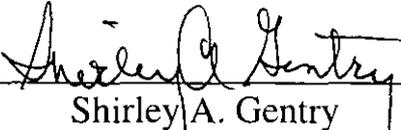
- |                                                               |                                  |
|---------------------------------------------------------------|----------------------------------|
| Automotive repair services                                    | Automotive rentals               |
| Automotive sales                                              | Automotive washing (of any type) |
| Business or trade school                                      | Business support services        |
| Commercial off-street parking                                 | Exterminating services           |
| Funeral services                                              | Indoor entertainment             |
| Medical offices (exceeding 5,000 sq. ft. of gross floor area) |                                  |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 24, 2007.

**PASSED AND APPROVED**

December 13, 2007      §  
                                         §  
                                         §        
                                         Will Wynn  
                                         Mayor

**APPROVED:**       **ATTEST:**   
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk

Tract 1  
CS to GR

6.400 ACRES  
CYPRESS REALTY  
ZONING TRACT CS-GR  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-318(CAG)  
MAY 30, 2007  
BPI JOB NO. 1469-07.10

**EXHIBIT A**

**DESCRIPTION**

OF 6.400 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING IN PART: ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44; ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98; ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23; ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392; ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP., BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.400 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1" iron rod found at the intersection of the northerly right-of-way line of Lightsey Road (R.O.W. width varies) and the easterly right-of-way line of Manchaca Road (80' R.O.W.), same being the southwesterly corner of said Lot 2-A, for the southwesterly corner hereof;

**THENCE**, along the easterly right-of-way line of Manchaca Road, for a portion of the westerly line hereof, the following six (6) courses and distances:

- 1) Along a curve to the left, having a radius of 545.62 feet, a central angle of 12°32'35", an arc length of 119.45 feet, and a chord which bears N14°01'47"E, a distance of 119.21 feet to a 1/2 inch iron rod found for the end of said curve, being in the westerly line of said Lot 1-A;
- 2) N07°46'11"E, a distance of 74.95 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of said Lot 1-A and the southwesterly corner of said 2.551 acre tract ;
- 3) N07°43'23"E, a distance of 178.77 feet to a 1/2 inch iron pipe found for an angle point hereof, being the northwesterly corner of said 2.551 acre tract and the southwesterly corner of said Lot 1, Longhorn Subdivision;

- 4) N08°50'10"E, a distance of 119.02 feet to a 1/2 inch iron rod found for an angle point hereof, lying in the southerly line of said 0.322 acre tract, and being the northwesterly corner of said Lot 1, Longhorn Subdivision;
- 5) N59°20'58"W, a distance of 8.36 feet to an angle point hereof, being the southwestly corner of said 0.322 acre tract;
- 6) N09°58'22"E, a distance of 44.47 feet to a chiseled "x" found in concrete at the intersection of the easterly right-of-way line of Manchaca Road and the easterly right-of-way line of South Lamar Boulevard (R.O.W. width varies) for an angle point in the westerly line of said 0.322 acre tract and hereof;

**THENCE**, N49°20'41"E, along the easterly right-of-way line of South Lamar Boulevard, being a portion of the westerly line of said 0.322 acre tract and the westerly lines of said 0.057 acre tract, and said Lot 2, for a portion of the westerly line hereof, a distance of 185.93 feet to a 1/2 inch iron rod with cap found for the northwesterly corner hereof;

**THENCE**, S46°05'52"E, leaving the easterly right-of-way line of South Lamar Boulevard, along portion of the southerly line of said Lot 1 of said Nunzie Campion Subdivision, being the northerly line of said Lot 2, for a portion of the northerly line hereof, a distance of 150.01 feet to a 1/2 inch iron rod with cap found for an angle point in the northerly line hereof;

**THENCE**, S49°18'41"W, along the easterly line of said Lot 2, being a portion of the southerly line of said Lot 1, Nunzie Campion Subdivision, for a portion of the northerly line hereof, a distance of 60.06 feet to a PK nail with shiner found in the northerly line of Lot 1 of said Longhorn Subdivision for an angle point hereof, being the southeasterly corner of said Lot 2;

**THENCE**, S45°48'38"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of Lot 1 of said Longhorn Subdivision, for a portion of the northerly line hereof, a distance of 74.53 feet to a 1/2 inch iron rod found for an angle point hereof, being the northwesterly corner of Lot 1 of said Longhorn Subdivision and the northernmost corner of said 2.551 acre tract;

**THENCE**, S49°01'27"E, along a portion of the southerly line of Lot 1 of said Nunzie Campion Subdivision, being a portion of the northerly line of said 2.551 acre tract for a portion of the northerly line hereof, a distance of 326.13 feet to a 1/2 inch iron rod found in the westerly line of Lot B, Jimmie Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records for the northeasterly corner of said 2.551 acre tract and hereof, being the the southeasterly corner of Lot 1 of said Nunzie Campion Subdivision;

**THENCE**, S28°25'28"W, along a portion of the easterly line of said 2.551 acre tract, for a portion of the easterly line hereof, being a portion of the westerly line of Lot B of said Jimmie Brooks Addition and a portion of the northerly line of said Lot 1-A, a distance of 67.45 feet to an angle point hereof, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

**THENCE**, S29°42'00"W, over and across said 2.551 acre tract, passing at a distance of 72.55 feet the southerly line of said 2.551 acre tract, and continuing over and across said Lot 1-A, for a total distance of 275.44 feet to a 3/4" inch iron rod found for an angle point in the easterly line hereof, being the common northerly corner of Lot C and Lot D, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, same being an angle point in the southerly line of said Lot 1-A;

**THENCE**, along a portion of the southerly line of said Lot 1-A, being the northerly line of Lot A, Lot B and Lot C of said Owen Park, for a portion of the easterly line hereof, the following two (2) courses and distances:

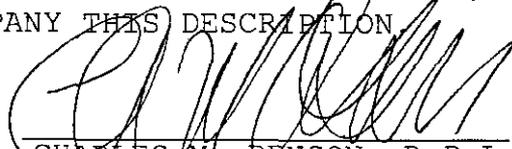
- 1) S65°25'25"W, a distance of 186.70 feet to an angle point hereof, being an angle point in the northerly line of Lot A of said Owen Park;
- 2) S62°37'51"W, a distance of 67.80 feet to a 3/4" iron rod found in the northerly right-of-way line of Lightsey Road for the southeasterly corner hereof, being the southernmost corner of said Lot 1-A, and the southwesterly corner of said Lot A;

**THENCE**, along the northerly right-of-way line of Lightsey Road, being a portion of the southerly line of said Lot 1-A, and the southerly line of said Lot 2-A, for the southerly line hereof, the following two (2) courses and distances:

- 1) N49°05'04"W, a distance of 14.06 feet to a punch hole in concrete found for an angle point hereof, being the southeasterly corner of said Lot 2-A;
- 2) N48°55'32"W, a distance of 233.35 feet to the **POINT OF BEGINNING**, containing an area of 6.400 acres (278,796 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

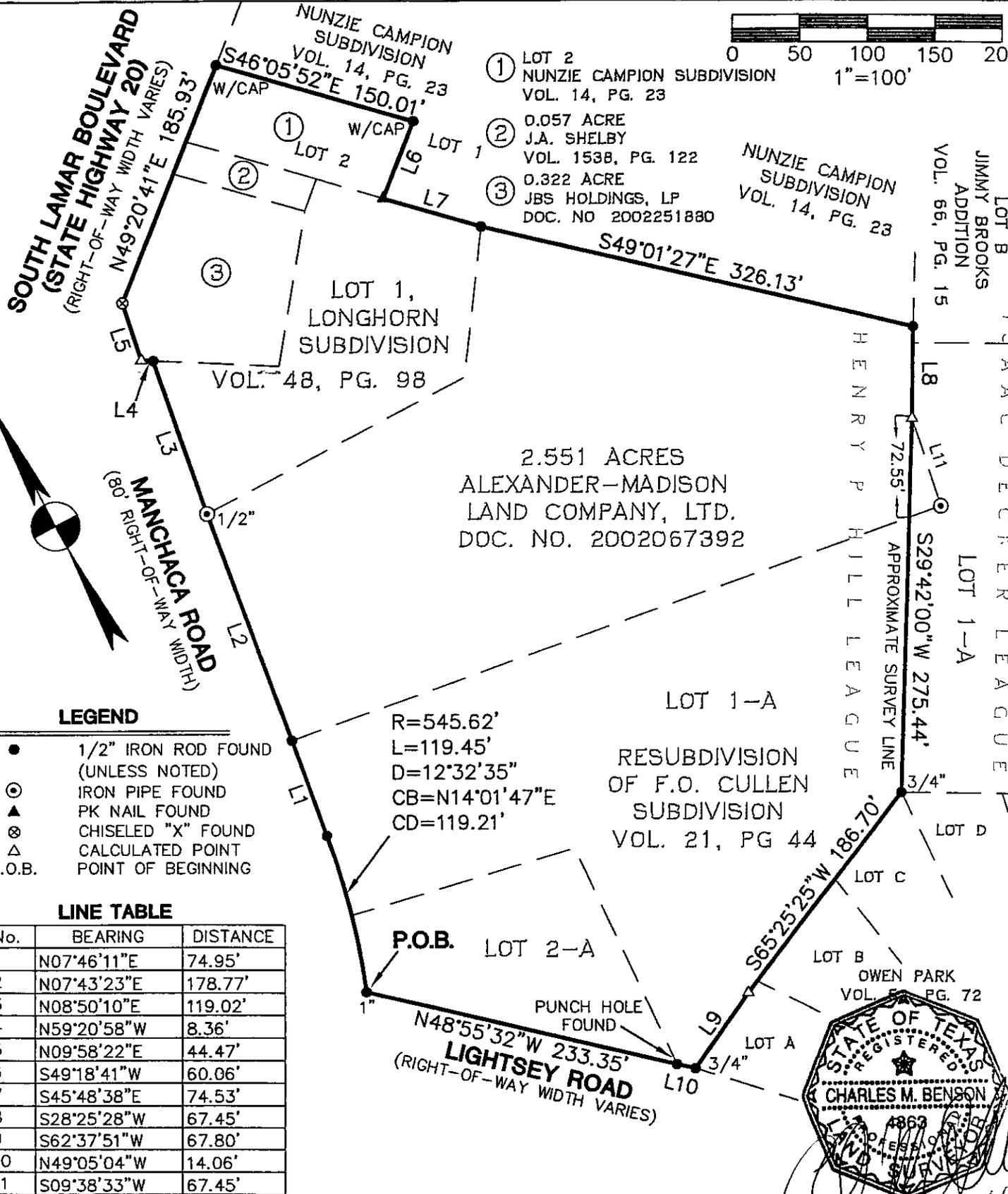
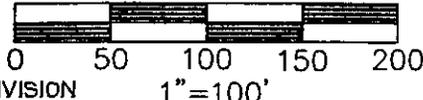
BURY & PARTNERS, INC.  
ENGINEERING-SOLUTIONS  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

JUNE 06, 2007





- ① LOT 2  
NUNZIE CAMPION SUBDIVISION  
VOL. 14, PG. 23
- ② 0.057 ACRE  
J.A. SHELBY  
VOL. 1538, PG. 122
- ③ 0.322 ACRE  
JBS HOLDINGS, LP  
DOC. NO 2002251880

2.551 ACRES  
ALEXANDER-MADISON  
LAND COMPANY, LTD.  
DOC. NO. 2002067392

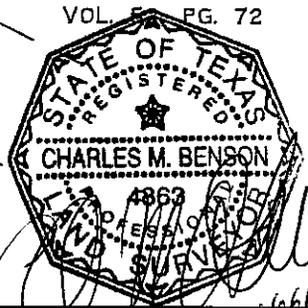
**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- ▲ PK NAIL FOUND
- ⊗ CHISELED "X" FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

**LINE TABLE**

No.	BEARING	DISTANCE
L1	N07°46'11"E	74.95'
L2	N07°43'23"E	178.77'
L3	N08°50'10"E	119.02'
L4	N59°20'58"W	8.36'
L5	N09°58'22"E	44.47'
L6	S49°18'41"W	60.06'
L7	S45°48'38"E	74.53'
L8	S28°25'28"W	67.45'
L9	S62°37'51"W	67.80'
L10	N49°05'04"W	14.06'
L11	S09°38'33"W	67.45'

R=545.62'  
L=119.45'  
D=12°32'35"  
CB=N14°01'47"E  
CD=119.21'



**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 6.400 ACRES OF LAND OUT OF THE HENRY P. HILL LEAGUE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING: ALL OF LOT 2-A AND A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, OF RECORD IN VOLUME 21, PAGE 44; ALL OF LOT 1, LONGHORN SUBDIVISION, OF RECORD IN VOLUME 48, PAGE 98; ALL OF LOT 2, NUNZIE CAMPION SUBDIVISION, OF RECORD IN VOLUME 14, PAGE 23, ALL OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392; ALL OF THAT CERTAIN 0.322 ACRE TRACT OF LAND CONVEYED TO JBS HOLDINGS, LP, BY DEED OF RECORD IN DOCUMENT NO. 2002251880, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN 0.057 ACRE TRACT OF LAND CONVEYED TO J.A. SHELBY BY DEED OF RECORD IN VOLUME 1538, PAGE 122 OF THE DEED RECORDS TRAVIS COUNTY, TEXAS

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2007

**CYPRESS REALTY, INC**

**ZONING TRACT CS-GR**

Tract 2  
CS to SF-6

2.449 ACRES  
CYPRESS REALTY  
ZONING TRACT CS-SF6  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-319(CAG)  
MAY 30, 2007  
BPI JOB NO. 1469-07.10

**EXHIBIT B**

**DESCRIPTION**

OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.449 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 3/4 inch iron rod found in the northerly right-of-way line of Lightsey Road (R.O.W. width varies) for the southernmost corner of said Lot 1-A, same being the southwesterly corner of Lot A, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, from which a punch hole in concrete found in the northerly right-of-way line of Lightsey Road for the southeasterly corner of Lot 2-A of said Resubdivision of F.O. Cullen Subdivision bears N49°05'04"W, a distance of 14.06 feet;

**THENCE**, leaving the northerly right-of-way line of Lightsey Road, along a portion of the southerly line of said Lot 1-A, the following two (2) courses and distances:

- 1) N62°37'51"E, a distance of 67.80 feet;
- 2) N65°25'25"E, a distance of 186.70 feet to a 3/4 inch iron rod found for the **POINT OF BEGINNING** and southwesterly corner hereof, being an angle point in the southerly line of said Lot 1-A, same being the common easterly corner of Lot C and Lot D of said Owen Park;

**THENCE**, N29°42'00"E, leaving the southerly line of said Lot 1-A, over and across said Lot 1-A, passing at a distance of 202.89 feet the northerly line of said Lot 1-A, and continuing over and across said 2.551 acre tract for a total distance of 275.44 feet to an angle point in the westerly line hereof, being an angle point in the easterly line of said 2.551 acre tract, from which an iron pipe found for the southeasterly corner of said 2.551 acre tract bears S09°38'33"W, a distance of 67.45 feet;

**THENCE**, N28°25'28"E, along a portion of the easterly line of said 2.551 acre tract for a portion of the westerly line hereof a distance of 55.17 feet to the northwesterly corner hereof, being the southwesterly corner of Lot B, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records, from which a 1/2 inch iron rod found for the northeasterly corner of said 2.551 acre tract bears N28°25'28"E, a distance of 12.28 feet;

**THENCE**, along the southerly line of said Lot B, Jimmy Brooks Addition, for the northerly line of said Lot 1-A and hereof, the following two (2) course and distances:

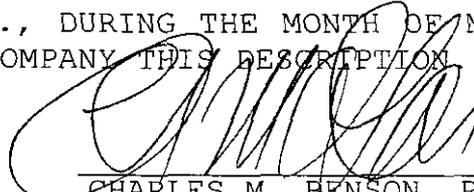
- 1) S61°52'14"E, a distance of 148.91 feet to an angle point hereof;
- 2) S61°58'14"E, a distance of 171.41 feet to a 1/2 inch iron rod found for the northeasterly corner hereof, being the northeasterly corner of said Lot 1-A, and the northwesterly corner of Lot 2, Newman Addition, a subdivision of record in Volume 48, Page 63 of said Plat Records;

**THENCE**, S28°48'50"W, leaving the southerly line of Lot B of said Jimmy Brooks Addition, along the westerly line of said Lot 2, passing at a distance of 193.19 feet a 1/2 inch iron rod found for the common westerly corner of Lot 2 and Lot 1 of said Newman Addition for a total distance of 332.80 feet to a 1/2 inch iron rod found in the northerly line of Lot G of said Owen Park for the southeasterly corner of said Lot 1-A and hereof, being the southwesterly corner of Lot 1 of said Newman Addition, from which a 1/2 inch iron rod found for the northeasterly corner of said Lot G bears S62°56'04"E, a distance of 65.49 feet;

**THENCE**, N61°31'20"W, along a portion of the southerly line of said Lot 1-A for the southerly line hereof, a distance of 324.19 feet to the **POINT OF BEGINNING**, containing an area of 2.449 acres (106,686 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING-SOLUTIONS  
211 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



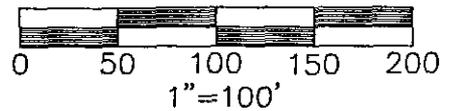
CHARLES M. BENSON, R.P.  
NO. 4863  
STATE OF TEXAS

June 9, 2007



NUNZIE CAMPION  
SUBDIVISION  
VOL. 14, PG. 23

JIMMY BROOKS  
ADDITION  
VOL. 66, PG. 15



2.551 ACRES  
ALEXANDER-MADISON  
LAND COMPANY, LTD.  
DOC. NO. 2002067392

LOT 1  
HENRY PHILL LEAGUE

LOT B

L6 S61°58'14"E 171.41'

S28°48'50"W 332.80'

LOT 2  
NEWMAN  
ADDITION  
VOL. 48,  
PG. 63

LOT 1-A  
RESUBDIVISION  
OF F.O. CULLEN  
SUBDIVISION  
VOL. 21, PG. 44

ISAAC DECKER  
LEAGUE

LOT 1-A

N29°42'00"E 275.44'

3/4"

P.O.B.

N61°31'20"W 324.19'

LOT D LOT E LOT F LOT G

OWEN PARK

VOL. 52, PG. 72

LOT 1

THEODORE LOW HEIGHTS  
SUBDIVISION  
VOL. 445, PG. 581

LOT 14

LOT 20

CODY CT.  
(60' RIGHT-OF-WAY)

LOT B

P.O.C.

LOT A

PUNCH HOLE  
FOUND

L1 3/4"

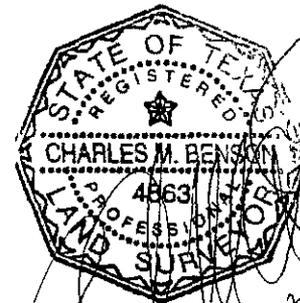
LIGHTSEY ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

**LINE TABLE**

No.	BEARING	DISTANCE
L1	N49°05'04"W	14.06'
L2	N62°37'51"E	67.80'
L3	N65°25'25"E	186.70'
L4	N28°25'28"E	55.17'
L5	N28°25'28"E	12.28'
L6	S61°52'14"E	148.91'
L7	S62°56'04"E	65.49'
L8	S09°38'33"W	67.45'

**LEGEND**

- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- ⊙ IRON PIPE FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



**SKETCH TO ACCOMPANY DESCRIPTION**

OF 2.449 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1-A, RESUBDIVISION OF F.O. CULLEN SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 21, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT CERTAIN 2.551 ACRE TRACT OF LAND CONVEYED TO ALEXANDER-MADISON LAND COMPANY, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2002067392 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**CYPRESS  
REALTY, INC**

**ZONING  
TRACT CS-SF6**

**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc ©Copyright 2007

# Tract 3

1.486 ACRES  
CYPRESS REALTY  
ZONING TRACT SF3-SF6  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-763(JMH)  
NOVEMBER 27, 2007  
BPI JOB NO. 1469-07.10

## EXHIBIT C

### DESCRIPTION

OF 1.486 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.486 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies), being the northeasterly corner of said Lot 2 and the southeasterly corner of Lot A, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records, same being the northwesterly corner of that certain ten (10) foot wide strip of land dedicated for street widening of record in Volume 48, Page 63 of said Plat Records, from which a 1 inch iron rod found at the northeasterly corner of said 10 foot wide strip bears S61°54'18"E, a distance of 10.23 feet;

**THENCE**, N61°54'18"W, along the northerly line of said Lot 2, being the southerly line of said Lot A, a distance of 5.00 feet to the **POINT OF BEGINNING**;

**THENCE**, leaving said northerly line of Lot 2, being said southerly line of Lot A, over and across said Lot 2 for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1) S27°47'45"W, a distance of 89.93 feet to an angle point;
- 2) S89°43'48"W, a distance of 60.11 feet to an angle point;
- 3) S77°25'48"W, a distance of 21.04 feet to an angle point;
- 4) S57°06'59"W, a distance of 69.12 feet to an angle point hereof, lying in the common line of said Lot 2 and Lot 1;

**THENCE**, N62°04'15"W, along a portion of the common line of said Lot 2 and Lot 1 for a portion of the easterly line hereof, a distance of 74.24 feet to an angle point hereof, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 2 and Lot 1 bears N62°04'15"W, a distance of 113.32 feet;

**THENCE**, S27°55'45"W, leaving the southerly line of said Lot 2, over and across said Lot 1, passing at a distance of 100.80 feet the

southerly line of said Lot 1, and continuing over and across said Lot 14 for a total distance of 137.85 feet to the southeasterly corner hereof;

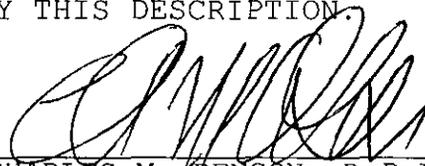
**THENCE**, N62°56'04"W, passing at a distance of 50.00 feet a 1/2 inch iron rod found in the westerly line of said Lot 14 for an angle point in the southerly line of said Lot 1, being the northeasterly corner of Lot G, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records, and continuing along a portion of the southerly line of said Lot 1 for a total distance of 115.49 feet to a 1/2 inch iron rod found for the southwesterly corner of said Lot 1 and hereof, same being the southeasterly corner of Lot 1-A, Resubdivision of F.O. Cullen Subdivision, of record in Volume 21, Page 44 of said Plat Records;

**THENCE**, N28°48'50"E, along the westerly lines of said Lot 1 and Lot 2, being the easterly line of said Lot 1-A, passing at a distance of 139.61 feet a 1/2 inch iron rod found for the northwesterly corner of said Lot 1 and continuing for a total distance of 332.80 feet to a 1/2 inch iron rod found in the southerly line of Lot B, of said Jimmy Brooks Addition for the northwesterly corner of said Lot 2 and hereof;

**THENCE**, S61°54'18"E, along a portion of the southerly line of said Lot B and Lot A, for the northerly line of said Lot 2 and hereof, a distance of 287.05 feet to the **POINT OF BEGINNING**, containing an area of 1.486 acres (64,753 square feet) of land, more or less, within these metes and bounds.

I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC., DURING THE MONTH OF MAY, 2007. A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

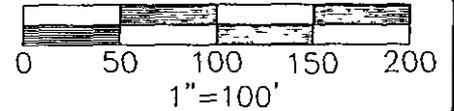


CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

November 27, 2007



JIMMY BROOKS  
ADDITION  
VOL. 66, PG. 15  
LOT B



ISAAC DECKER  
LEAGUE  
APPROXIMATE SURVEY LINE

LOT 1-A  
RESUBDIVISION  
OF F.O. CULLEN  
SUBDIVISION  
VOL. 21, PG 44

LOT 2  
NEWMAN ADDITION  
VOL. 48, PG. 63

LOT 14  
THEODORE LOW  
HEIGHTS SUBDIVISION  
VOL. 445, PG. 581

LOT D LOT E LOT F LOT G  
OWEN PARK  
VOL. 52, PG. 72  
CODY CT.  
(60' RIGHT-OF-WAY)

LOT 3 LOT 1  
R.D.B. SUBDIVISION  
VOL. 80, PG. 287

10' STRIP  
DEDICATED FOR  
STREET WIDENING  
VOL 48, PG 63

DEL CURTO ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

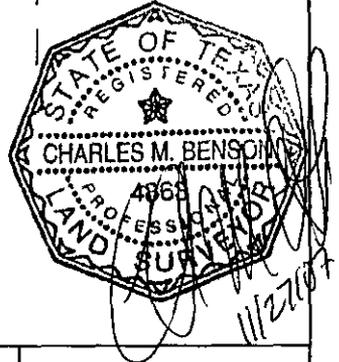


**LINE TABLE**

No	BEARING	DISTANCE
L1	N61°54'18"W	5 00'
L2	S27°47'45"W	89 93'
L3	S89°43'48"W	60.11'
L4	S77°25'48"W	21.04'
L5	S57°06'59"W	69 12'
L6	N62°04'15"W	74 24'
L7	N62°04'15"W	113 32'
L8	S27°55'45"W	137 85'
L9	N62°56'04"W	115 49'

**LEGEND**

- 1/2" IRON ROD FOUND  
(UNLESS NOTED)
- P O B POINT OF BEGINNING



**Bury+Partners**  
ENGINEERING SOLUTIONS  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel (512)328-0011 Fax (512)328-0325  
Bury+Partners, Inc ©Copyright 2007

**SKETCH TO ACCOMPANY DESCRIPTION**  
OF 1 486 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

**CYPRESS REALTY, INC**  
**ZONING TRACT SF3-SF6**

Tract 4

2.094 ACRES  
CYPRESS REALTY  
ZONING TRACT SF3  
SOUTH LAMAR AT MANCHACA

FN. NO. 07-762(JMH)  
NOVEMBER 27, 2007  
BPI JOB NO. 1469-07.10

*EXHIBIT D*

**DESCRIPTION**

OF 2.094 ACRES OF LAND OUT OF THE ISAAC DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, NEWMAN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 48, PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF LOT 14, THEODORE LOW HEIGHTS SUBDIVISION, OF RECORD IN VOLUME 445, PAGE 581 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.094 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies) for the southeasterly corner hereof, being the southeasterly corner said Lot 14;

**THENCE**, N62°01'22"W, along the southerly line of said Lot 14 for the southerly line hereof, passing at a distance of 8.77 feet a 1/2 inch iron rod found for the northeasterly corner of Lot 1, R.D.B. Subdivision, of record in Volume 80, Page 287 of said Plat Records and continuing for a total distance of 237.47 feet to a 1/2 inch iron rod found in the easterly line of Lot 19, Owen Park, a subdivision of record in Volume 52, Page 72 of said Plat Records for the southwesterly corner of said Lot 14 and hereof, being the northwesterly corner of Lot 3 of said R.D.B. Subdivision;

**THENCE**, N26°52'22"E, along a portion of the westerly line of said Lot 14 for the westerly line hereof, a distance of 241.03 feet to a 1/2 inch iron rod found for the northwesterly corner hereof, being the northeasterly corner of Lot 20 of said Owen Park, same being a southerly corner of Lot 1 of said Newman Addition;

**THENCE**, S62°56'04"E, leaving the easterly line of said Lot 20, over and across said Lot 14 for a portion of the northerly line hereof, a distance of 50.00 feet to an angle point hereof;

**THENCE**, N27°55'45"E, continuing over and across said Lot 14, passing at a distance of 37.05 feet the northerly line of said Lot 14 and continuing over and across Lot 1 of said Newman Addition for a total distance of 137.85 feet to an angle point hereof, lying in the common line of Lot 1 and Lot 2 of said Newman Addition, from which a 1/2 inch iron rod found for the common westerly corner of said Lot 1 and Lot 2 bears N62°04'15"W, a distance of 113.32 feet;

**THENCE**, S62°04'15"E, along a portion of the common line of said Lot 1 and Lot 2 for a portion of the northerly line hereof, a distance of 74.24 feet to an angle point hereof;

**THENCE**, leaving the northerly line of Lot 1 of said Newman Addition, over and across said Lot 2 for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) N57°06'59"E, a distance of 69.12 feet to an angle point;
- 2) N77°25'48"E, a distance of 21.04 feet to an angle point;
- 3) N89°43'48"E, a distance of 60.11 feet to an angle point;
- 4) N27°47'45"E, a distance of 89.93 feet to an angle point in the northerly line of said Lot 2, being the southerly line of Lot A, Jimmy Brooks Addition, a subdivision of record in Volume 66, Page 15 of said Plat Records;

**THENCE**, S61°54'18"E, along the northerly line of said Lot 2, being the southerly line of said Lot A, a distance of 5.00 feet to a 1/2 inch iron rod found in the westerly right-of-way line of Del Curto Road (R.O.W. width varies), being the northeasterly corner of said Lot 2 and the southeasterly corner of said Lot A, same being the northwesterly corner of that certain ten (10) foot wide strip of land dedicated for street widening of record in Volume 48, Page 63 of said Plat Records, from which a 1 inch iron rod found at the northeasterly corner of said 10 foot wide strip bears S61°54'18"E, a distance of 10.23 feet;

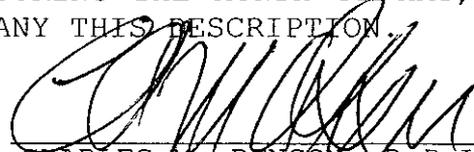
**THENCE**, along the westerly right-of-way line of Del Curto Road, being the easterly lines of Lot 2 and Lot 1 of said Newman Addition and the easterly line of said Lot 14 for the easterly line hereof, the following three (3) courses and distances:

- 1) S27°47'45"W, a distance of 292.45 feet to a 1/2 inch iron rod found for an angle point hereof, being the southeasterly corner of said Lot 1;
- 2) S62°47'47"E, a distance of 9.92 feet to a 1/2 inch iron rod found for an angle point hereof, being the northeasterly corner of said Lot 14;
- 3) S28°00'37"W, a distance of 279.79 feet to the **POINT OF BEGINNING**, containing an area of 2.094 acres (91,235 square feet) of land, more or less, within these metes and bounds.

FN 07-762(JMH)  
NOVEMBER 27, 2007  
PAGE 3 OF 3

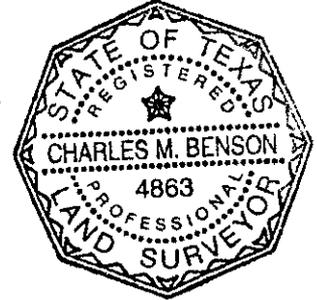
I, CHARLES M. BENSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO  
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A SKETCH HAS BEEN PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERING SOLUTIONS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

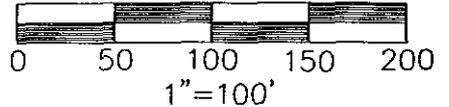


CHARLES M. BENSON, R.P.L.S.  
NO. 4863  
STATE OF TEXAS

*November 27, 2007*



JIMMY BROOKS  
ADDITION  
VOL. 66, PG. 15  
LOT B



ISAAC DECKER  
LEAGUE  
APPROXIMATE SURVEY LINE

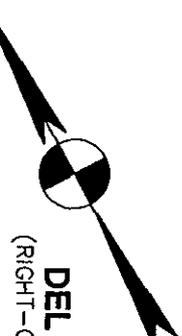
LOT 1-A  
RESUBDIVISION  
OF F.O. CULLEN  
SUBDIVISION  
VOL. 21, PG 44

LOT 2  
NEWMAN ADDITION  
VOL. 48, PG. 63

LOT A

1" IRF  
10' STRIP  
DEDICATED FOR  
STREET WIDENING  
VOL. 48, PG. 63

S27°47'45"W 292.45'



DEL CURTO ROAD  
(RIGHT-OF-WAY WIDTH VARIES)

LOT 1

L3

L4

L5

L6

L7

L2

L1

L9

37.05'

N26°52'22"E 241.03'

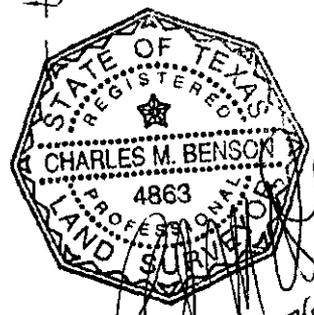
LOT 14  
THEODORE LOW  
HEIGHTS SUBDIVISION  
VOL. 445, PG. 581

S28°00'37"W 279.79'

P.O.B.

N62°01'22"W 237.47'

LOT 3 | LOT 1  
R.D.B. SUBDIVISION  
VOL. 80, PG. 287



**LINE TABLE**

No.	BEARING	DISTANCE
L1	S62°56'04"E	50.00'
L2	N27°55'45"E	137.85'
L3	N62°04'15"W	113.32'
L4	S62°04'15"E	74.24'
L5	N57°06'59"E	69.12'
L6	N77°25'48"E	21.04'
L7	N89°43'48"E	60.11'
L8	N27°47'45"E	89.93'
L9	S62°47'47"E	9.92'
L10	S61°54'18"E	5.00'

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- P.O.B. POINT OF BEGINNING

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**CYPRESS  
REALTY, INC**

**ZONING  
TRACT SF3**

